

High Pointe North
Homeowners Association
Meeting Minutes
October 25, 2007

Bill Mahoney called the meeting to order.

Bob Arnold took roll call.

In attendance:

Bill Mahoney – President

Bill Richardson – Vice President

Bob Arnold – Secretary

John Endres – Director

Carl Baisden – Director

Andrea Conti – Director

Dan Backes – Director

Liz Martins and Eugene Hayes were absent.

1. Lawn Care:

Bill Mahoney noted that Andrea Conti had 3 lawn care quotes. Andrea handed out to everyone a folder that she had put together with the quotes.

Discussion was had by all on what each lawn service offered in the way of services. Issues such as how often do they fertilize and do they provide the fertilizer were brought up. Also discussed were concerns about damages, insurance, and licensing for spraying on the retention ponds.

A motion was made by Bill Mahoney that we hire Dean's Lawn Care based on meeting our criteria for above noted concerns. All voted and agreed.

2. Insurance:

Bill Richardson noted that Scott Headly could not attend tonight's meeting. Bill reiterated that Nationwide was the only national company offering insurance that would meet our needs. Bill recapped those details for us.

John Endres motioned that we move forward and purchase the Liability Insurance from Nationwide, the cost being \$1869.40 per year for \$1 million in coverage. The 7 board members present voted and unanimously agreed. Bill Richardson will get the contract to be signed by Bill Mahoney.

Bill Mahoney brought up the question as to whether we really need Property Insurance. The yearly rate is \$932.38 and does not cover wind damage from hurricanes. After much discussion Bill Mahoney suggested that we table further conversation until our next meeting when all are present.

3. Attorney:

Andrea Conti was referred to John Collins by the Florida Bar Association. Andrea did speak to him and he does represent HOA's. His rate is \$220 per hour and \$750 to keep him on retainer.

Bill Richardson spoke of an attorney that he knows that has several HOA clients. They charge a flat rate of \$150.00 to file a lien and follow it all the way through. Additional charges are \$250 per hour including litigation and a retainer fee of \$20,000 per year.

Carl Baisden suggested that we start with a letter as we had discussed and if needed, file a lien and charge the homeowner for the legal fees too.

Discussion was had by all about the steps leading to a lien being filed and what happens once one has.

Dan Backes shared with everyone the post card that he had made to be sent to homeowners with a violation. All liked that format and suggested that Dan add a few more common violations so that we could just check what was necessary. A side benefit to this is that the homeowner will see other items that would be considered violations.

4. HOA Dues:

Bill Richardson brought up the issue of sending out letters to the homeowners for their dues. Bill Mahoney thinks that a general invoice is in order rather than a letter.

Discussion had by all about the timing and all agreed that we should have invoices out by the end of December due before January 31, 2008.

Bill Mahoney adjourned the meeting noting that we will next meet as planned on November 12, 2007.